

## **FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST**

APPLICATION NO: PRJ13-00024/SEP20-00006

### **I. Summary of Proposed Action**

To construct a 2,125-square-foot tunnel automated car wash and 540-square-foot Auto Sentry canopy on a 0.42-acre site. Infrastructure improvements will include water, sewer, and frontage improvements. The site currently contains contaminated soil and groundwater from an abandoned fuel facility that exceeds the MTCA A cleanup levels. Phase 1 of a two-phase remediation process is complete. Phase 2, which includes installing an air sparging/soil vapor extraction system, will be installed in conjunction with the construction of the car wash.

### **II. General Information**

<u>Project Name:</u>	Brown Bear Car Wash
<u>Applicant:</u>	Barghausen Consulting Engineers, Inc. c/o: Glenna Mahar 18215 72nd Ave S Kent, WA 98032
<u>Location:</u>	55 NW Gilman Blvd
<u>Zoning:</u>	Mixed Use (MU)
<u>Comprehensive Plan:</u>	Mixed Use

The following information was considered as part of review of this application:

1. SEPA Environmental Checklist prepared November 13, 2019; revised July 23, 2021
2. Preliminary Plan Set, dated April 3, 2020, prepared by Barghausen Consulting Engineers
3. Noise Study for Proposed Air Sparge/Soil Vapor Extraction System, dated November 5, 2019
4. Remediation/Mitigation Status Report, dated March 20, 2020, prepared by Aspect Consulting
5. Memorandum dated March 2, 2021, prepared by Aspect Consulting
6. Geotechnical Engineering Report dated November 12, 2019, prepared by Aspect Consulting
7. Technical Information Report, dated April 3, 2020, prepared by Barghausen Consulting Engineers

**NOTE:**

1. Technical reports referenced above may not be attached to copies of this decision. Copies of the environmental determination and other project application are available at the City's website: <http://issaquahwa.gov/development>. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review, by appointment through the Project Planner, at the Permit Center, 130 E Sunset Way, Issaquah, WA 98027 or electronic mail [CPD@Issaquahwa.gov](mailto:CPD@Issaquahwa.gov).
2. Issuance of this threshold determination does not constitute approval of the permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.
3. A Mitigated Determination of Non-Significance (MDNS) was issued on July 27, 2018 for Phase 1 of a two-phase remediation process. Phase 1 consisted of excavating contaminated soil, removing all underground storage tanks and aboveground structures present on-site. Since then, additional information has been obtained. Subsequently, the applicant has provided a revised checklist and reports referenced above. Based on the revised checklist and these additional reports the original MDNS is revised.

**III. Background/Proposal**

Prior to the lot being vacant, it was previously used as both as a gasoline service station and car repair shop. Throughout the history of the site 15 underground storage tanks (UST) and four aboveground storage tanks (AST) have been placed around the property in various locations. In 1991, groundwater samples were collected from the subject site showing high concentrations of gasoline and benzene that exceed the Washington State Model Toxic Control Act (MTCA) Method A cleanup level. MTCA is the primary law that governs cleanup of contaminated site in Washington State. It is assumed the three USTs and associated pumps were removed in 1986, which may have been the source of contamination detected in 1991. As a result, the subject parcel was listed by the Department of Ecology as a leaking UST site.

In summer of 2019, all existing aboveground structures and USTs present on-site were removed along with contaminated soil above the water table and disposed of off-site. Reports provided to the City to date state contamination still reside on-site in two locations, the northern tip of the property with the extent of pollution possibly extending slightly into the City of Issaquah's (City) rights-of-way, and on the eastern portion of the site where two USTs were closed-in-place.

**IV. Review of the Environmental Checklist**

The following lists the elements contained within the Environmental Checklist submitted for the proposed project. The numbers in the staff evaluation correspond to the numbers in the Environmental Checklist. If staff concurs with the applicant's response, this is so stated. If the response to a particular item in the checklist is found to be inadequate or clarification is needed, there is additional staff comment and evaluation.

**A. BACKGROUND**

**1-5:** Concur with the checklist

**6:** Land Use Entitlements will occur November 2021 and construction will start after the proposed date of March 2021, likely occurring spring 2022.

**7-8:** Concur with the checklist

**9:** Concur with the checklist

**10-12:** Concur with the checklist

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a-h: Concur with the checklist

### **2. Air**

a-c: Concur with the checklist

### **3. Water**

#### **a. Surface Water**

**1-6:** Concur with the checklist

#### **b. Ground Water**

**1-2:** Concur with checklist

#### **c. Water Runoff**

**1:** Concur with checklist

**2:** Project is located within a City's Class 1 Critical Aquifer Recharge Area (CARA). Infiltration of runoff is prohibited. Groundwater must be protected during construction.

**3:** Concur with checklist

#### **d. Concur with the checklist**

### **4. Plants**

a-e: Concur with the checklist

### **5. Animals**

a-e:

### **6. Energy Concur with the checklist and Natural Resources**

a-c: Concur with the checklist

### **7. Environmental Health**

**a:** Soil and groundwater contamination from the previous gasoline service station and car care facility still resides on-site and within the City's right-of-way. The applicant is proposing to clean the site in two phases. The first was completed in 2019, which consisted of removing all underground storage tanks and contaminated soil above the water table, and the second phase will occur with the construction of the car wash. The applicant has enrolled the site into the Pollution Liability Insurance Agency (PLIA) Petroleum Technical Assistance Program (PTAP). Prior to construction of the car wash, the City must receive a letter from PLIA approving the proposed clean up method.

**1:** Concur with the checklist

**2:** Concur with the checklist

**3:** The subject site is located within the CARA and Sammamish Plateau Wellhead Protection Zone. To help prevent groundwater pollution, aquifer protection is regulated under the City's CARA Ordinance IMC 13.29: Groundwater Quality Protection Standards.

To ensure hazardous chemicals do not infiltrate or run off the site, secondary containment of chemicals is required during construction, and shall be built into the permanent chemical storage area.

**4-5:** Concur with the checklist

**b. Noise Ask**

**1:** Concur with the checklist

**2:** The applicant is proposing to install an Air Sparge/Soil Vapor Extraction (AS/SVE) System to treat the impacted soil and ground water on/off-site and will remain after construction activities have concluded. The City has adopted WAC 173-60-040: Maximum Permissible Environmental Noise Levels. The subject site and parcel surrounding the site are designated as Class A sites. Per the Noise Study, the AS/SVE equipment will generate approximately 80 dBA, which exceeds the required dBA for the site. Mitigation measures are being proposed but additional information must be provided to the City to ensure compliance. Prior to the building receiving occupancy, the equipment must show compliance with the City's Noise ordinance. Also, chain link fencing may be permissible with landscape screening provided. Fences more than eight (8) feet in height shall be reviewed as an Administrative Adjustment of Standards.

**3:** Concur with the checklist

**8. Land and Shoreline Use**

**a-m:** Concur with the checklist

**9. Housing**

**a-c:** Concur with the checklist

**10. Aesthetics**

**a-c:** Concur with the checklist

**11. Light and Glare**

**a-d:** Concur with the checklist

**12. Recreation**

**a-c:** Concur with the checklist

**13. Historic and Cultural Preservation**

**a-d:** Concur with the checklist

**14. Transportation**

**a-c:** Concur with the checklist

**d:** On-site vehicle queuing can potentially overflow into surrounding streets. Vehicles spilling into the right-of-way can create traffic congestion and prevent access to surrounding businesses and/or streets. The project proposal is feasible but additional details must be provided to the City for review.

**e-h:** Concur with the checklist

**15. Public Services**

**a-b:** Concur with the checklist

**16. Utilities**

**a-b:** Concur with the checklist

## V. Conclusion

The City of Issaquah has determined that this proposal will not have a probable significant adverse impact on the environment and pursuant to WAC 197-11-350 a Mitigated Determination of Non-significance (MDNS) is issued for this project.

The revised MDNS is based on impacts identified within the environmental checklist, attachments, and this Final Staff Evaluation for Application SEP20-00006, and is supported by plans, policies, and regulations formally adopted by City of Issaquah for the exercise of substantive authority under SEPA to approve, condition, or deny proposed actions.



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**Valerie Porter, Associate Planner**

11/4/21

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**Date**